

\*\*\*\*NEW\*\*\*\*

An ordinance had been approved at the August 19<sup>th</sup> 2021 Town Meeting allowing certain property owners to apply for an “Open Space” classification on some property. The details are below.

**Qualification Criteria:**

For the purpose of open space land value assessment, and pursuant to the provisions of Section 12-107e of the Connecticut General Statutes, as amended, all land located in the R-1, R-2, R-3, A-1, or A-2 zones of the Town of East Windsor may be eligible for Open Space Classification. Upon application by the property owner(s), parcels which qualify for Open Space Classification may be classified as such by the Assessor subject to the following provisions:

- A.** The designated open space shall be any site or area of Undeveloped Land equal to or in excess of four (4) acres and may include any Undeveloped Land designated as “open space” on an approved subdivision map.
- B.** When determining the total acreage of Undeveloped Land for purposes of Subsection IV, A, above, the Assessor will not include the minimal special requirements, or lot size required by the respective zone in such calculation.
- C.** Contiguous parcels within a zone having the same title owner may be aggregated for the purpose of determining the area of Undeveloped Land which is eligible for Open Space Classification. Parcels which are intersected by a town or state road are considered contiguous parcels of land for purposes of Open Space Classification.
- D.** Effective on the date of approval as a subdivision or re-subdivision, any land which had been designated as open space by the Assessor shall be removed from such designation, and a conveyance tax paid, if required under Section 12-504a of the Connecticut General Statutes.

**Application Procedure:** The following procedure shall be followed in filing the Application for Open Space Classification to the Assessor.

**A. Written Application:** Applications for Open Space Classification shall be made in writing, and in the manner and on the forms prescribed by the Town. Applications shall be submitted to the Assessor’s Office, located at 11 Rye Street, Broad Brook, CT 06016 between Sept. 1 and Oct. 31.

**B. Application Form:** Applications for Open Space Classification shall be made on that certain form M-30, entitled “Application to the Assessor for Classification of Land as Open Space Land,” as amended, prescribed by the Commissioner of the 3 Department of Agriculture. This form is available from the Assessor’s Office, located at 11 Rye Street, Broad Brook, CT 06016 and on the Town website.

**Valuation:** Any land that receives Open Space Classification shall have an assessed value set at twenty-five percent (25%) of the excess acreage value set at the time of revaluation.